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Ann's Cottage, Bridge Road, Ballasalla, IM9 3DA  
**Asking Price £365,000**

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Built in the 1700's as 2 individual cottages, and now converted into one, Ann's Cottage offers extensive accommodation throughout including many characterful and original features. Situated in the heart of Ballasalla, just a short level walk to the local shops, restaurants and public house. The excellently proportioned accommodation is set over 2 floors and includes dining room, lounge, galley kitchen, breakfast room/snug, office, utility area, conservatory, cloakroom and integral double garage to the ground floor. Upstairs, there are 4 bedrooms, 3 bathrooms and large drawing room leading to outside balcony. Outside, the rear garden is lawned with parking area to the front. Would benefit from modernisation - offering superb potential. No onward chain.





## LOCATION

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown and turn left at the first roundabout onto Victoria Road, turn left at the second roundabout onto Douglas Road passing King William's College and the Airport. Proceed to the Whitestone roundabout in Ballasalla and continue ahead, at the next roundabout turn left and Ann's Cottage can be found a short distance along on the right hand side.

## **MAIN FRONT DOOR**

### **ENTRANCE DINING ROOM**

13' 4" x 13' 9" (4.052m x 4.184m)

Door leading to enclosed staircase.

### **LOUNGE**

22' 6" x 12' 7" (6.849m x 3.847m)

Lovely proportioned reception room with working fireplace.

### **GALLEY KITCHEN**

12' 8" x 21' 7" (3.852m x 6.584m)

Well fitted kitchen with a good range of wall and base units with worktops incorporating stainless steel sink unit, double oven, Neff ceramic hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher. Beamed ceiling, understairs cupboard. Tiled walls and floor.

### **BREAKFAST ROOM/SNUG**

12' 2" x 7' 3" (3.714m x 2.206m)

Versatile room with good range of built-in cupboards and worktops.

### **OFFICE**

14' 5" x 8' 11" (4.391m x 2.720m)

Feature bay window, front aspect.

### **CLOAKROOM**

Including wash hand basin, w.c., fully tiled walls.

## **INTEGRAL DOUBLE GARAGE**

17' 3" x 27' 3" (5.247m x 8.318m)

Electric up and over door. Light and power.

Plumbed for washing machine. Stainless steel sink unit.

### **UTILITY AREA**

10' 8" x 14' 3" (3.250m x 4.347m)

Spacious utility housing understairs store. Tiled floor. Door to rear garden.

### **CONSERVATORY**

12' 4" x 6' 11" (3.750m x 2.109m)

Sliding patio doors leading to garden.

## **FIRST FLOOR**

### **LANDING**

### **JACK AND JILL BATHROOM**

Fitted suite comprising panelled bath, separate shower cubicle, wash hand basin in vanity unit, w.c., tiled walls. Door to bedroom 3 and bedroom 4.

### **BEDROOM 3**

9' 4" x 17' 1" (2.844m x 5.210m)

Door to Jack and Jill En-Suite.

### **BEDROOM 4**

13' 6" x 16' 0" (4.117m x 4.874m)

Exposed 'A' frame beam. Good range of built-in wardrobes. Door to Jack and Jill En-Suite.

## **DRAWING ROOM**

30' 9" x 10' 11" (9.376m x 3.324m)

Wonderfully light and airy room with built in storage housing 2 separate gas central heating boilers. Staircase leading to ground floor. Patio doors leading to:

### **OUTSIDE BALCONY**

Pleasant views over rear garden.

### **BEDROOM 1**

22' 2" x 13' 1" (6.747m x 3.995m)

Front aspect. Steps up to:

### **EN-SUITE BATHROOM**

Well appointed suite comprising panelled bath, twin wash hand basins set into large vanity unit, w.c., Xpelair, tiled walls. Airing cupboard.

### **BEDROOM 2**

13' 11" x 13' 7" (4.237m x 4.134m)

Feature 'A' frame exposed beam. Front aspect. Step down to:

### **JACK AND JILL BATHROOM**

Suite comprising panelled bath, wash hand basin, w.c., tiled walls. Door to hallway.

### **OUTSIDE**

Enclosed lawned garden to rear, outbuilding. Parking to front.

## **SERVICES**

Mains water, drainage and electricity. Gas central heating. (2 boilers).

## **POSSESSION**

Vacant possession on completion of purchase.

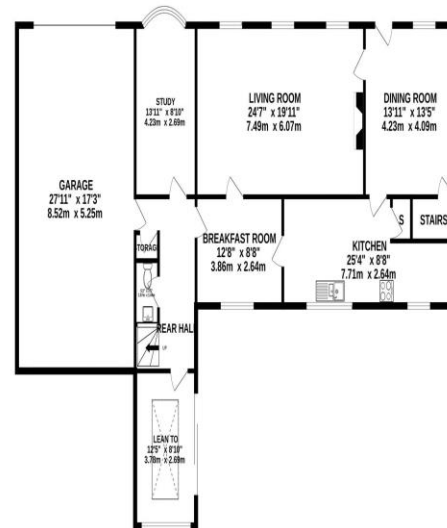
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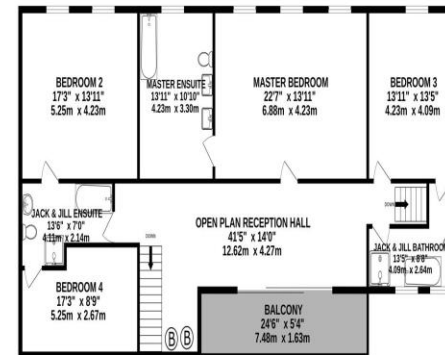




GROUND FLOOR  
1695 sq.ft. (157.5 sq.m.) approx.



1ST FLOOR  
1588 sq.ft. (147.5 sq.m.) approx.



TOTAL FLOOR AREA: 3283 sq.ft. (305.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Since 1854



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